



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	59
Suffix	
Property Name	
Address Line 1	Broadhill Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M19 1AR

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
386551	392672

Description

Applicant Details

Name/Company

Title

Mrs

First name

Fareeha

Surname

Ahmad

Company Name

Address

Address line 1

59 Broadhill Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M19 1AR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a hip to gable roof extension, with dormer to the rear; together with a first floor rear extension to form additional living accommodation.

Reference number

138966

Date of decision (date must be pre-application submission)

26/03/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No.3
Condition No.4

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

07/02/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Slight alterations have occurred in the construction compared to the approved documentation. This was mostly down to economic factors and the ready availability of materials to the contractors working on the project. The variations are not major changes only partial material discrepancies from the original build. However, they have precedent in the vernacular, as homes with similar extensions in the neighbourhood have used the same materials and displayed opening of like proportions.

In addition, these changes have already been implanted. With them already being installed and the project so far in development their removal would be very cost ineffective and detrimental to the timeline of the people working on site. The immediate availability of contractors to extend their time here is unavailable and undoing these changes would not take effect until the contractors are available again and the funds can be found.

Therefore, I ask that the variations of conditions: 3,4 are granted on the basis that the changes are very minor and/or maintain similarities to the surrounding buildings.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The change of condition 3, to allow the use of a dark grey barge board for external cladding of the dormer. This material has already been installed. In addition, local properties with similar extensions have used like materials.

The change of condition 4. The number of openings and their positions are unaltered. Only a single window in bedroom 4 has deviated for the approved designs, as it is larger than previously intended. Bedroom 5 and bedroom 4 now have matching widows, providing a standard aesthetic to the dormer. It was also more economical to obtain 2 identical widows than 2 of separate dimensions.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Fareeha

Surname

Ahmad

Declaration Date

01/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Fareeha Ahmad

Date

01/04/2025

